

Placer County Planning Department Fee Schedule

Effective July 1, 2010

Type of Application	Initial Fee/Deposit ¹	PCTPA	FALUC	Placer Fire ⁴	Exemption Verification	Notice of Exemption
Additional Building Site	\$636				\$25	\$50
Administrative Approval of Antenna (Section 17.56.060 F)	\$575	\$35	\$150		\$25	\$50
Administrative Approval (Section 17.60.105)	\$127				\$25	\$50
Administrative Review	\$575				\$25	\$50
Administrative Review - Minor (SFD / Small Collection & Recycling Facility / Private Kennel, Cattery)	\$56					
Agricultural Preserve – New	\$911					
Agricultural Preserve – Split	\$1,125					
Amendment to Map/Certificate of Correction						
Subdivision¹	\$1,334					
Minor Land Division - Parcel Map	\$713					
Appeal	\$504					
Appeal – Avalanche	\$412					
Certificate of Compliance	\$713					
Conditional Use Permit¹	\$3,812 ¹	\$35	\$150			
1/3 Base Fee ² : \$1,271 ¹ 2/3 Base Fee ² : \$2,541 ¹						
Extension of Time: 40% Base Fee	\$1,525 ¹					
Design Review (See Definitions)						
Type A¹ & B¹	\$3,797 ¹					
1/3 Base Fee ² : \$1,266 ¹ 2/3 Base Fee ³ : \$2,531 ¹						
Extension of Time: 40% Base Fee	\$1,519 ¹					
Type C	\$1,792				\$25	\$50
1/3 Base Fee ² : \$597 2/3 Base Fee ³ : \$1,195					\$25	\$50
Extension of Time: 40% Base Fee	\$717				\$25	\$50

1 DEPOSIT ONLY. Additional Fees at an "at cost" basis will apply.

2 Minor Modification of Approved Entitlement: See Definitions.

3 Major Modification of Approved Entitlement: See Definitions.

4 Projects within Placer County Fire (CDF) jurisdiction may require payment of review and/or inspection fees at the entitlement, improvement plan, final map and building permit stage.

5 Placer County Fire Fees for Variance Applications Apply to Setbacks Only

Type of Application	Initial Fee/Deposit ¹	PCTPA	FALUC	Placer Fire ⁴	Exemption Verification	Notice of Exemption
Design Review, Continued						
Type D	\$708				\$25	\$50
1/3 Base Fee ² : \$236 2/3 Base Fee ³ : \$472					\$25	\$50
Extension of Time (40% Base Fee)	\$283				\$25	\$50
Single Family Dwelling	\$214					
Commercial Tenant Improvement	\$1,084					
Conceptual Review	20% Current Base Fee					
Development Agreement¹	\$3,410 ¹		\$250			
Environmental Questionnaire	\$6,500	\$35	\$60			
Minor/Modification (See Definitions)	\$3,253	\$35	\$60	\$412.39		
Notice of Determination for Negative Declaration (Including Fish & Game Fees)	\$2,060.25					
Environmental Impact Report¹ [EIR]	\$8,281 ¹	\$150	\$400			
Notice of Preparation ¹	\$789 ¹		\$55			
Addendum ¹	\$4,484 ¹	\$150	\$300			
Reprocessed ¹	\$5,630 ¹	\$150	\$300			
Notice of Determination for EIR (Including Fish & Game Fees)	\$2,842.25					
General Plan Amendment¹	\$3,410 ¹	\$150	\$400			
GPA + Rezoning ¹	\$3,868 ¹	\$150	\$300			
Minor Boundary Line Adjustment (Per Adjustment)	\$830				\$25	\$50
Minor Land Division – Parcel Map (per resulting parcel)	\$1,298	\$35	\$150			
Extension of Time (40% Base Fee)	\$519					
Revised Tentative Map / Modification	\$209					
Minor Use Permit (See Definitions)						
Type A	\$2,850	\$35	\$150	\$302.42	\$25	\$50
1/3 Base Fee ² : \$950 2/3 Base Fee ³ : \$1,900					\$25	\$50
Extension of Time: 40% Base Fee	\$1,140				\$25	\$50

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⁵ Placer County Fire Fees for Variance Applications Apply to Setbacks Only

Type of Application	Initial Fee/Deposit ¹	PCTPA	FALUC	Placer Fire ⁴	Exemption Verification	Notice of Exemption
Type B¹	\$1,934	\$35	\$150	\$302.42	\$25	\$50
1/3 Base Fee: \$645 2/3 Base Fee: \$1,289					\$25	\$50
Extension of Time: 40% Base Fee	\$774				\$25	\$50
Type C¹	\$1,899	\$35	\$150	\$302.42	\$25	\$50
Park Fee – Building Permit (Maximum, Varies)	\$3,920					
Park Fee – Multi-Family/Second Dwelling/Mobile Home	\$2855					
Park Fee – Age-Restricted	\$2585					
Park Fee – Subdivision (Per Lot)	\$625					
Pre-Development Meeting	\$1,084					
Rafting Permit	\$7,660					
Reapplication (Within 1 Year of Expiration Only)	1/3 Current Base Fee					
Rezoning/Zoning Text Amendment¹	\$2,906 ¹					
Signs	\$102					
Specific Plan or Specific Plan Modification¹	\$54,209 ¹					
Subdivision – Tentative Map¹						
Sewer (Includes Re-Subdivisions) ¹	\$1,313 ¹ + \$107/lot	\$150	\$400			
Septic (Includes Re-Subdivisions) ¹	\$1,313 ¹ + \$209/lot	\$150	\$400			
Modification ¹	\$1,334 ¹	\$150	\$400			
Subpoena – Witness Fee¹	\$150 ¹					
Temporary Outdoor Event	\$412					
Tree Removal (Minor)	\$25					
Variance⁵	\$1,298	\$35	\$60	\$219.94 ⁵	\$25	\$50
Modification: 2/3 Base Fee \$865						
Voluntary Merger	\$122					

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DEFINITIONS

Combined Applications: Special Fees for Admin Review, Minor Land Division, Minor Use Permit and Variance combinations will be charged at whichever fee is greater. A Minor Land Division application may be combined with any (2) of the process listed above at whichever fee is greater. See also Multiple Permit Applications.

Design Review Applications:

Type A¹: Commercial Building ≥ 35,000 SF; Industrial Building, Multi-Family Residential, Institutional ≥ 100,000 SF

Type B : Commercial Building 10,000-34,999 SF; Industrial Building, Multi-Family Residential, Institutional 20,000-99,999 SF

Type C : Commercial Building 2,500-9,999 SF; Industrial Building, Multi-Family Residential, Institutional 5,000-19,999 SF; Commercial and Industrial uses without buildings which occupy ≥40,000 SF

Type D : Commercial Building ≤ 2,499; Industrial Building, Multi-Family Residential, Institutional ≤ 4,999 SF

Commercial Tenant Improvement: Total work costs < 50% of total value of existing structure(s)

Conceptual Review: Pre-application review

Deposit: Fees for Major Projects (see Definition) and court appearance(s) as a witness under subpoena are assessed based on actual time expended. The initial fee taken at application is a deposit only and payment of additional fees may be required.

FALUC: Review fees for projects within Airport Overflight Zones. Separate check required. **Foothill Airport Land Use Commission** – Truckee Airport

Major Modification: A modification that has been determined by the Planning Director to be a substantial modification to proposed project or conditions not sufficiently substantial to require a new application.

Major Project: A residential project of 5 or more units, a commercial/industrial/recreational project of 10 acres or more, new construction in excess of 10,000 SF, any project undergoing an EIR, Conditional Use Permits, Design Review Type A & B, Development Agreements, General Plan Amendments, Rezoning, Zoning Text Amendments, Specific Plans or Subdivision Tentative Maps. A minimum fee deposit is due equal to the base fee. Additional costs determined by actual hours spent in project review will be assessed. Charges are initiated upon filing the first environmental document and conclude upon recording of a final map or the issuance of a building permit.

Minor Environmental Questionnaire: Outdoor sales, outdoor dining (existing restaurant), grading permit when not categorically exempt from CEQA, Commercial or Industrial establishment (existing developed area or approved master plan), Modification of previously approved entitlement (tentative map, CUP), Down-zone to open space, conversion to timeshare or condominiums (existing building), EQ resubmittal (expired/withdrawn application within 1 year), parcel maps, variance to sign quantity, variance to sign size and height.

Minor Modification: A modification that has been determined by the Planning Director to be not a substantial change in the proposed project or conditions (e.g. a second residential unit, additional square footage, change in a condition of an approved entitlement).

Minor Use Permit – Type A <10 Acres and < 10,000 SF

Auto, Mobile Home, Vehicle & Parts Sales
Concrete, Gypsum, Plaster Products
Glass Products
Medical Services, Hospital, Extended Care
Outdoor Retail Sales (See Also MUP “C”)
Printing and Publishing
Shopping Center 5-10 Acres
Textile and Leather Products

Campground
Electronic Equipment, Instruments
Harbor Facility, Marina
Metal Products Fabrication
Paper Products
Retail Store, General Merchandise
Stone, Cut Stone Products
Transit Stations and Terminals

Child Daycare Center
Fast Food Restaurants
Hotel/Motel
Multi-Family Dwelling ≥ 21 Units
Park, Playground, Golf Course
School
Storage Yard, Sales Lot
Warehouse(s)

House of Worship
Food Products
Lumber and Wood Products
Office
Paving Materials
Service Station
Storage/Mini-Warehouse Facility
Wholesale and Distribution

Clothing Products
Furniture & Fixture Manufacture
Machinery Manufacture
Outdoor Commercial
Plastic, Rubber Products
Shopping Center ≤ 5 Acres
Structural Clay, Pottery

Minor Use Permit – Type B <10 Acres and < 10,000 SF

Agricultural Processing
Business Support Services
Drive-in/Drive-Thru Services
Laundry/Dry Cleaning Plant
Family Dwellings ≤ 20 Units
Public Safety Facility
and Bar

Antennas/Communication Facility
Commercial Kennel, Animal Boarding
Farm Equipment and Supply Sales
Library/Museum
Personal Services
Public Utility Facility
Rural Recreation

Bank/Financial Services
Community Center
Fuel and Ice Dealer
Medical Services Clinic/ Laboratory
Plant Nursery – Retail
Recreation and Fitness Center
Small-Scale Manufacture

Bed and Breakfast
Construction Contractor
Furniture, Equipment Sales
Medical Svcs Vet Clinic/Hospital
Plant Production + Accessory Sales
Repair/Mtce Consumer Products
Temporary Event

Broadcasting Studio
Drive-In/Drive-Thru Sales
Golf Driving Range
Membership Organization Facility
Multi-
Residential Care Home ≥ 7
Restaurant
Vehicle Storage

Minor Use Permit – Type C <10 Acres and < 10,000 SF

Accessory Building and Uses
Farm Labor Housing
Outdoor Eating
Accessory Use (Timing)
Temporary Off-Site Subdivision Sign

Animal Raising and Keeping
Hardship Mobile Home
Outdoor Retail Sales
Roadside Stand/Agricultural Products
Vehicle Repair and Maintenance

Caretaker and Employee Housing
Home Occupation – Fire Arms
Plant Production
Storage of Petroleum Products

Comm Vehicle Storage – 1
Hunting and Fishing Cabin
Rebuild Non-Conforming Use
Storage, Accessory/Residential

Equestrian Facility
Off-Premise Comm/Industrial Sign
Repair (Accessory to Sales) Residential
Temporary Dwelling

Multiple Permit Applications: When multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.

PCTPA: Review Fee for projects within Airport Overflight Zones. Separate Check Required. **Placer County Transportation Agency:** Auburn, Lincoln, Blue Canyon Airports
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